

1ST READING
2ND READING
INDEX NO.

10/9/07
10-16-07

2007-162
Will Haisten

ORDINANCE NO. 12035

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 14 MANNING STREET AND IN THE 300 BLOCK OF WOODLAND AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO C-7 NORTH SHORE COMMERCIAL/MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 9 thru 12 and Lots 24 thru 27, O'Grady's Amended Addition to Hill City, Tennessee, Plat Book 5, Page 11, Deed Book 7367, Page 384, Deed Book 3818, Page 843, Deed Book 3818, Page 841, Deed Book 3818, Page 839, and Deed Book 3818, Page 837, ROHC. Tax Map 135E-B-002 thru 008.

from R-3 Residential Zone and R-4 Special Zone to C-7 North Shore Commercial/Mixed Use Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. The new site plan presented to Planning Commission on September 10, 2007;
2. Street trees to City standards on all street frontages;
3. Review by the City Traffic Engineer for East Manning Street; and
4. Maximum density of 27 units/acre.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

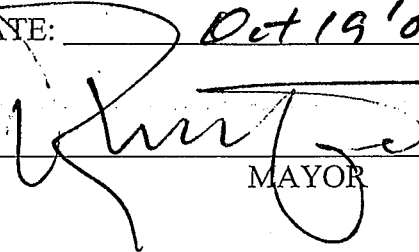
October 16, 2007.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Oct 19 '07, 2007



MAYOR

/add

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



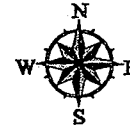
CHATTANOOGA

CASE NO: 2007-0162

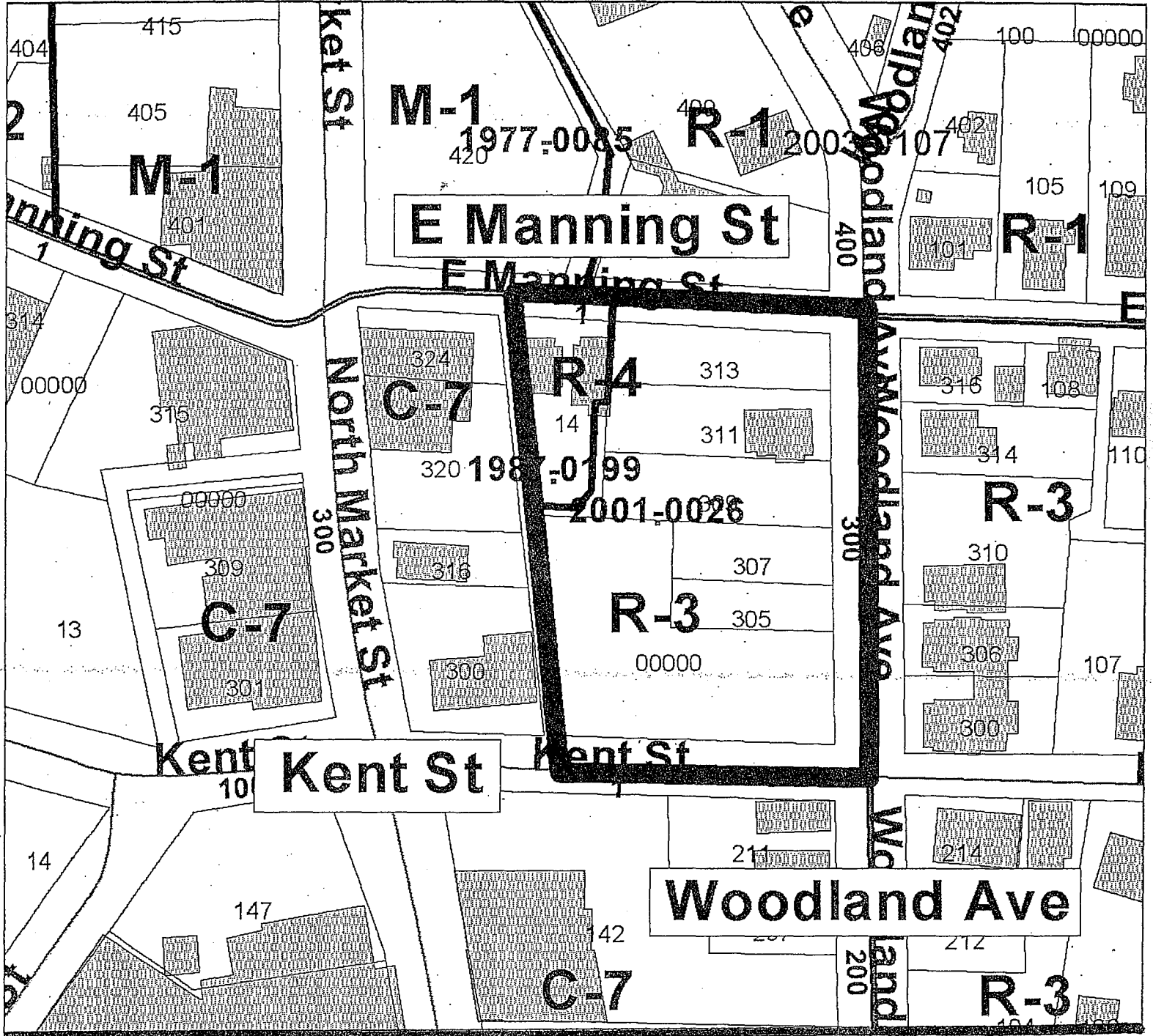
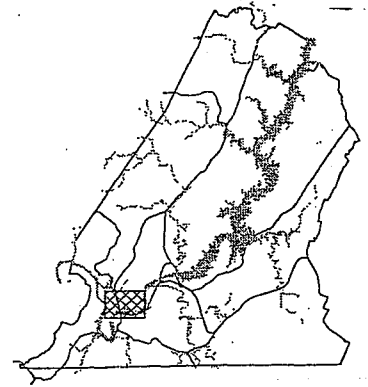
PC MEETING DATE: 9/10/2007

FROM: R-3, R-4

TO: C-7



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-162: Approve, subject to:

- 1) The new site plan presented at the September 10, 2007 Planning Commission meeting;
- 2) Street trees to City standards on all street frontages;
- 3) Review by the City Traffic Engineer for East Manning Street; and
- 4) Maximum density of 27 units/acre.

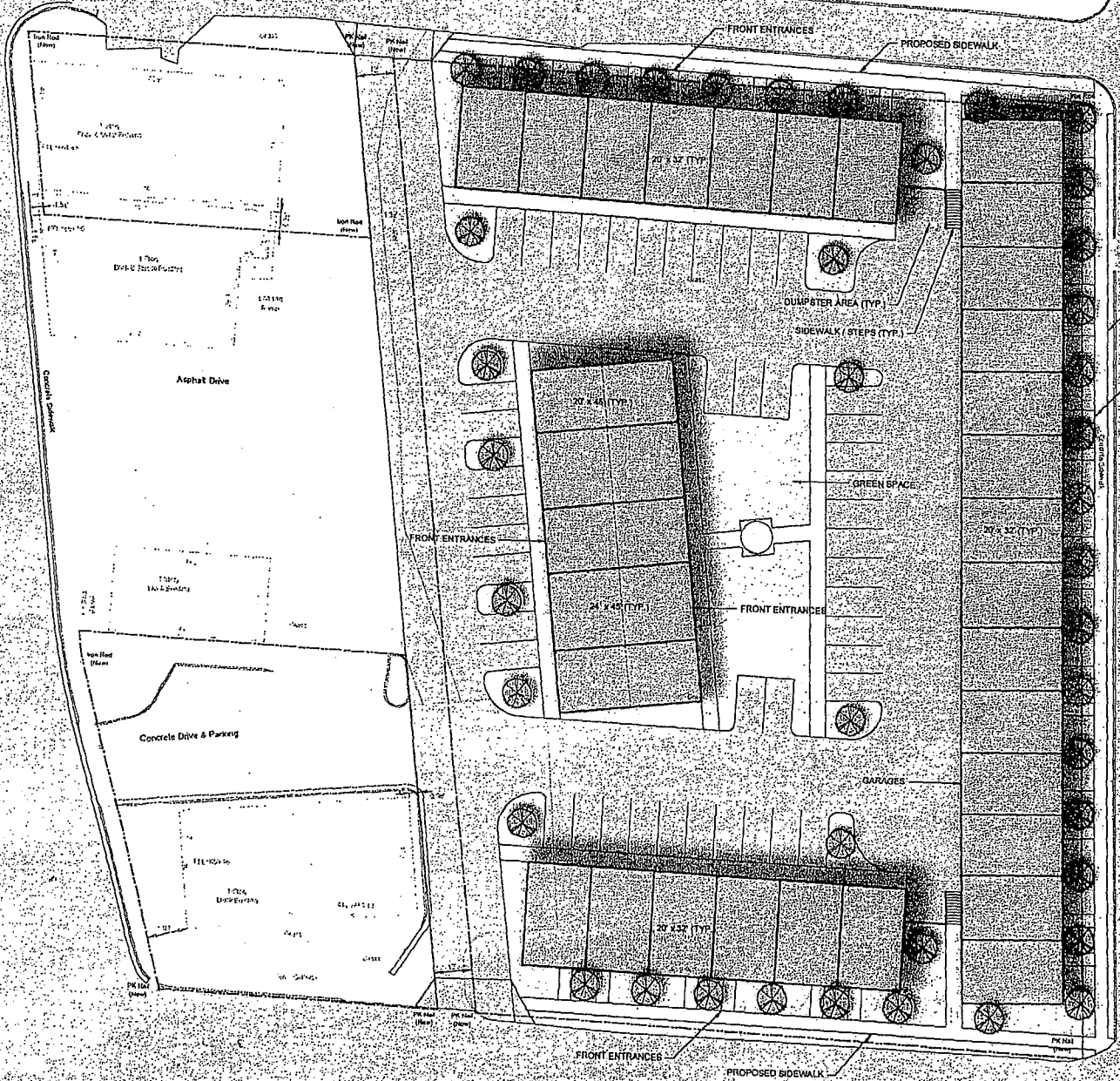
2007-162

E. Manning Street
(40' R/W)

Kent Street
(30' R/W)

N. Market Street
(60' R/W)

Woodland Avenue
(50' R/W)



9/10/07 @
PC Mtg

LEGEND:
 AREA TO BE REZONED - 1.409 ACRES
 CURRENT ZONING - R3 & R4
 PROJECT CONTACT - WILL HAISTEN
 1410 SHADY CIRCLE
 CHATTANOOGA, TENNESSEE 37405
 MB: 423-503-8349
 whaisteniii@thehaistengroup.com

JASON GERACI
 108 RAINBOW CIRCLE
 CHATTANOOGA, TENNESSEE 37405
 jasonbgeraci@hotmail.com

DWELLING UNITS - 37
 UNIT DENS(TY - (GROSS) 26.6 UNITS/ACRE
 (NET) 40.66 UNITS/ACRE

66 POTENTIAL PARKING SPACES

By Applicant

Proposed Site Plan
Scale: 1" = 20'

